

MINUTES OF THE JUNE 4, 2009 PLANNING HEARING OFFICER HEARING

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the View Conference Room
55 North Center
Date June 4, 2009 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Debbie Archuleta
Lesley Davis

OTHERS PRESENT

Gary Stocker
Joe Isbell
Len Swartz

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the June 4, 2009, hearing as submitted.

Before adjournment at 1;44 p.m., action was taken on the following item(s):

Preliminary Plat(s): Longbow Business Park Lot 6 Replat; Mesa Industrial Park; Stapley & McKellips Plaza Condominium

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Case: Longbow Business Park Lot 6 Replat (**District 5**) 5722 East McDowell Road. Located west of Recker. Road on the north side of McDowell Road. This request will be the further subdivision of an existing lot within an planned business park. Joseph Isbell, Dover Associates LLC, owner; Gary Stocker, Site Consultants Inc., applicant.

Comments: Lesley Davis explained that this case will create five lots within what is now Lot 6 of Longbow Business Park.

Gary Stocker, 113 S Rockford Dr, Tempe and Joe Isbell, 4148 N Arcadia Dr. Phoenix, represented the case and were in agreement with the staff report and conditions of approval.

The Planning Hearing Officer **approved** the Replat of Longbow Business Park Lot 6 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with all requirements of the Subdivision Technical Review Committee

Reason for Recommendation: The property is in conformance with the General Plan, City Codes, and the Guidelines for Longbow Business Park.

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Case: **Mesa Industrial Park** (District 6) The 7400 to 7600 block of South Sossaman Road (west side). Located south of Pecos Road on the west side of Sossaman Road. This request will further subdivision of an existing lot within a planned business park. Dennis Barney; Sossaman 30 LLC, owner; Greg Davis; Iplan Consulting, applicant.

Comments: Mr. Petrie declared and possible conflict of interest and stated the case would be heard by the Planning and Zoning Board at their June 17, 2009 meeting.

The Planning Hearing Officer declared a possible conflict.

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Case: **Stapley & McKellips Plaza Condominium** (District 4) 1242 East McKellips Road. Located east of Stapley Drive on the north side of McKellips Road. This request will allow a condominium form of ownership of an existing retail building within a shopping center. Barry Shannahan, Stapley & McKellips, LLC, owner; Vu Nguyen, Olsson Associates, applicant.

Comments: Lesley Davis explained the request is to create a condominium plat for the suites on Lot 2 at the northeast corner of Stapley & McKellips.

Len Swartz 427 W Ross Avenue, Phoenix, represented the case and stated he was in agreement with the staff report.

Planning Hearing Officer Bill Petrie confirmed that this site was between the Fresh & Easy and the Wachovia Bank.

The Planning Hearing Officer **approved** the Preliminary Plat of Stapley & McKellips Condominiums conditioned upon:

3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. Compliance with all requirements of the Subdivision Technical Review Committee.

Reason for Recommendation: The property is in conformance with the General Plan and City Codes.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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